



Lapwing Road, Bishop Cuthbert, TS26 0ST
3 Bed - House - Semi-Detached
£175,000

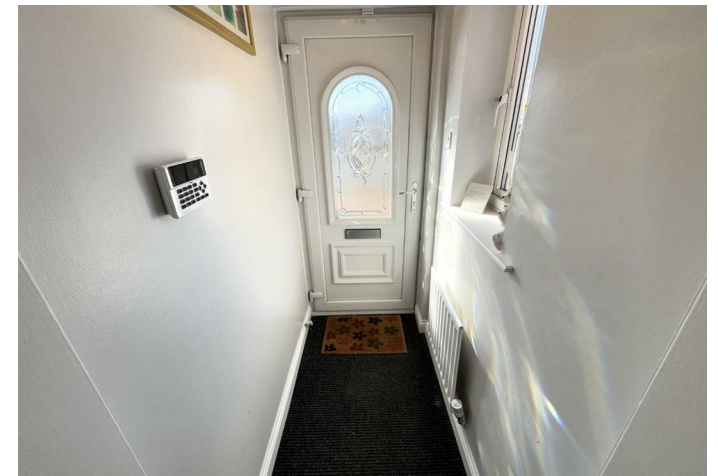
EPC Rating: D
Tenure: Freehold
Council Tax Band: C

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ESTATE AGENTS

Lapwing Road

Bishop Cuthbert Hartlepool TS26 0ST

*** NO CHAIN INVOLVED *** A pleasantly situated THREE BEDROOM semi-detached property, located in a popular part of the Bishop Cuthbert estate, close to both schools and amenities. The home offers spacious and well proportioned accommodation with TWO RECEPTION ROOMS and CONSERVATORY EXTENSION to the rear. An ideal purchase for a first time buyer or family, with further benefits including gas central heating, uPVC double glazing and alarm system. The full layout comprises: entrance vestibule through to a good size lounge and into the separate dining room which incorporates stairs to the first floor and patio doors to the conservatory. The kitchen is fitted with a range of units to base and wall level with built-in appliances. To the first floor are three good size bedrooms, the master with built-in wardrobes and modern en-suite shower room, the remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden, with a double width driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden features lawn and patio areas. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, single radiator, access to:

FAMILY LOUNGE

14'4 x 11'7 (4.37m x 3.53m)

A pleasant family lounge with uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, wall mounted television point, double radiator, door through to:

DINING ROOM

10'5 x 10' (3.18m x 3.05m)

Ideally situated off the kitchen, whilst also providing access to the conservatory extension via double glazed patio doors, turned spindled staircase to the first floor with newel post, fitted carpet, coving to ceiling, double radiator.

CONSERVATORY

13' x 7'7 (3.96m x 2.31m)

Providing a pleasant transition between the home and garden, with uPVC double glazed windows and uPVC double glazed patio door to the rear garden, lighting and sockets.

KITCHEN

13'5 x 9'2 (4.09m x 2.79m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in double oven with separate five ring electric hob, extractor hood over, attractive tiling to splashback, recess for washing machine, integrated fridge and separate freezer, tiled flooring, uPVC double glazed window to the rear aspect, useful built-in shelved storage cupboard, double glazed door to the rear garden, chrome heated towel radiator.

FIRST FLOOR

LANDING

Accessed via turned staircase, fitted carpet, built-in storage cupboard, hatch to loft space.

BEDROOM ONE

11'7 x 9'8 (3.53m x 2.95m)

A good size master bedroom which benefits from 'his & hers' built-in wardrobes, additional wardrobes with sliding doors, bed recess with overhead storage and bedside cabinets, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

EN-SUITE SHOWER ROOM/WC

5'11 x 5'7 (1.80m x 1.70m)

Fitted with a modern three piece suite comprising: corner shower cubicle with chrome frame, glass panelled door and electric shower, inset corner wash hand basin with central mixer tap and white gloss vanity cabinet below, close coupled WC, modern panelling to walls, uPVC double glazed window to the rear aspect, extractor fan, modern vertical radiator.

BEDROOM TWO

10'10 x 9'10 (3.30m x 3.00m)

uPVC double glazed window to the front aspect, built-in wardrobe with sliding doors, fitted carpet, single radiator.

BEDROOM THREE

9'10 x 8'2 (3.00m x 2.49m)

uPVC double glazed window to the front aspect, laminate flooring, single radiator.

FAMILY BATHROOM/WC

6'9 x 5'6 (2.06m x 1.68m)

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling to walls, uPVC double glazed window to the side aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY

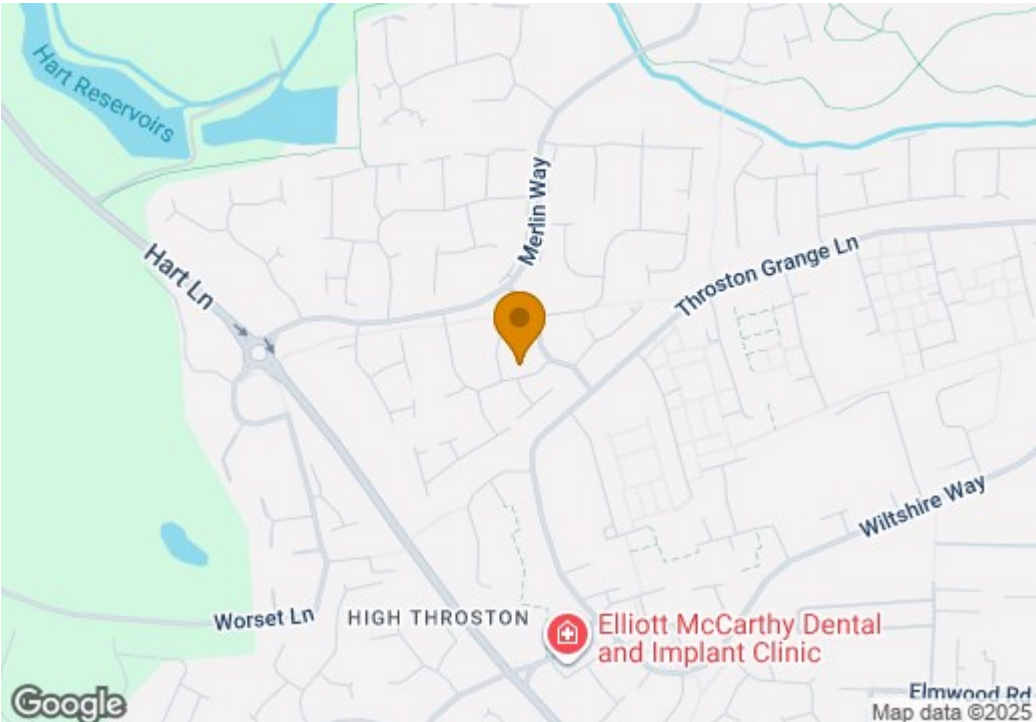
The property features a low maintenance, open plan front garden with lawn and double width block paved driveway providing useful off street parking. A gate to the side leads through to the enclosed rear garden which incorporates a block paved patio area, lawn and fenced boundaries.

GARAGE

Accessed via a roller door to the front, lighting and sockets.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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